

RESOLUTION NO.

WHEREAS, the Imagine Austin Comprehensive Plan proposes to “create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing, and transportation options” as one of its Neighborhood Policy Building Blocks; and

WHEREAS, government entities within the City have both undeveloped and developed parcels that may be underutilized and could accommodate new or different uses; and

WHEREAS, public land has the potential to provide substantial community benefits in areas where rising valuations make land acquisition challenging for public entities; and

WHEREAS, both the state and federal government have requirements for prioritizing the disposition of surplus property based on legislative policy. For example, the Texas Transportation Code includes a provision that certain surplus lands be offered to local municipalities before soliciting private bids; and

WHEREAS, similar purchase options regarding surplus property do not exist among local governmental and quasi-governmental entities in the Austin area; and

WHEREAS, several local entities are currently engaged in planning processes or other analyses of their real estate portfolios; and

WHEREAS, the City has created a Strategic Facilities Governance Team composed of executive staff from Financial Services, the Office of Real Estate Services, and Building Services to more effectively manage the City's portfolio of real estate and facilities; and

WHEREAS, the City's Strategic Facilities Governance Team is working with Travis County's Economic Development and Strategic Investments Division to coordinate strategies and consider service co-location opportunities; and

WHEREAS, the Austin Independent School District (AISD) has indicated an interest in receiving proposals for the sale, exchange, or lease of ten properties in its real estate portfolio; and

WHEREAS, both Travis County and AISD have initiated master planning processes that may identify additional tracts for potential redevelopment as well as facility needs; and

WHEREAS, Travis County maintains a Master Plan for its facilities that identifies properties with current and future redevelopment potential and explicitly prioritizes affordable housing development; and

WHEREAS, the Joint Subcommittee of the City, Travis County, and AISD adopted a resolution to pursue developing a collaborative affordable housing project on public land, and AISD and the City have now passed similar resolutions of support; and

WHEREAS, the City's Regional Affordability Committee's strategic plan includes the objective to have local governmental entities collaborate in using public land for affordable housing, associated supportive services for families, and other community benefits; and

WHEREAS, co-location and joint-use agreements offer opportunities for interagency partnerships; and

WHEREAS, many communities across the country, such as King County, San Francisco, and New York, have developed collaborative approaches for identifying public land development opportunities; and

WHEREAS, because of the very high cost of real estate in the City, it is in the best interest of the citizens and families of City and Travis County that the City, AISD, and Travis County work together to leverage opportunities for using public land for public benefits and retaining this land in the public realm; and

WHEREAS, in 2009 the City led the effort to create an Intergovernmental Stimulus Steering Coordination Committee, which included the City, Travis County, AISD, Austin Community College (ACC), the Travis County Healthcare District, and Capital Metro, and this example could serve as a model for future collaboration; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to have the City's Strategic Facilities Governance Team work with other local governmental and quasi-governmental entities, including AISD, Travis County, Capital Metro, and ACC, on creating a process for identifying opportunities within each entity's real estate portfolio for coordination on facilities and redevelopment of public land and identification of opportunities for joint-use agreements, with the aim of achieving shared priority policy goals, such as creating affordable and permanent supportive housing, supporting transportation goals, or supporting space for creatives.

BE IT FURTHER RESOLVED:

The City Manager is directed to present preliminary findings at a City Council work session no later than February 2017.

ADOPTED: _____, 2016 **ATTEST:** _____
Jannette S. Goodall
City Clerk